

SPECIAL PERMIT # 945-25

NAME, ADDRESS, AND PROJECT: Application from AM MGMT 2, LLC, 235 East Street, Pittsfield, MA, for Mixed-Use Development and Water Quality Protection Overlay District special permits in accordance with Sections 8.2, 9.2 and 10.4 of the Great Barrington Zoning Bylaw, in relation to a proposed 21 unit residential mixed-use project at 546 Main Street, Great Barrington.

REVIEW MEETINGS

These Boards and Commissions will hold meetings on the following dates to consider your application and make a recommendation to the Selectboard (dates or times may be subject to change):

BOARD OF HEALTH * Thursday, February 6, 2024, 6:30 PM
** Applicant, call the Health Agent in advance of the meeting to see if you should attend.*

CONSERVATION COMMISSION ** Wednesday, February 26, 2025, 6:30 PM
*** Applicant, call the Conservation Agent in advance of the meeting to see if you should attend.*

PLANNING BOARD Thursday, February 27, 2025, 6:00 PM
Applicant must attend

SPECIAL PERMIT PUBLIC HEARING

The **PUBLIC HEARING** before the **SELECTBOARD** will be Monday, March 10, 2025, at 6:00 PM.
Applicant must attend

Continued until June 9 2025.

Boards or staff may reach out to applicant in order to schedule site visits.



May 30, 2025

Ms. Brandee Nelson, Chairperson
Great Barrington Planning Board
Town Hall – 334 Main Street
Great Barrington, MA 01230

Mr. Stephen Bannon, Chairperson
Great Barrington Selectboard
Town Hall – 334 Main Street
Great Barrington, MA 01230

RE: Special Permit Application &
Site Plan Approval
AM MGMT 2 LLC,
546 Main Street
Great Barrington, Massachusetts

Dear Board Members;

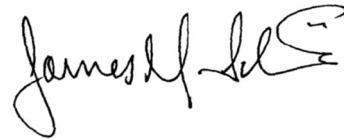
Enclosed for your review and approval please find updated site plans and architectural plans in connection with the above-named application. This information is the result of concerns raised by Planning Board members at its February hearing on the project.

With respect to the revised plans, please note the following:

1. A local architect has been hired to develop building plans that address comments received by the Planning Board (see attached copy). The total number of apartments has *increased* from 20 to 21. The overall footprint of the building has increased from 6,630 S.F. to 7,800. The height of the new building is 33 feet;
2. The parking area has been reconfigured to accommodate the new building layout. There is now a total of 22 spaces (vs. 24 in the original application). This amount still meets the parking requirement of the zoning bylaw;
3. Other elements of the site plan have been rearranged (mailboxes, landscaping, sidewalks, etc.);
4. Additional trees are now shown along Rt. 7 and Mahaiwe St. (per Planning Board);
5. Outdoor lighting will now be provided by 12'-0" tall free-standing poles (see attached Site Plans and specifications).

We will be available to review these changes at the next hearing. In the meantime, if you have any questions, or would like additional copies of this material, feel free to contact the office.

Sincerely,
SK DESIGN GROUP, INC.



Jim Scalise

Attachments

- Revised Site Plans (dated May 20, 2025)
- New architectural plans (dated May 13, 2025)
- Revised site lighting specifications

Cc: AM MGMT 2 LLC

McCormick, Murtagh & Marcus

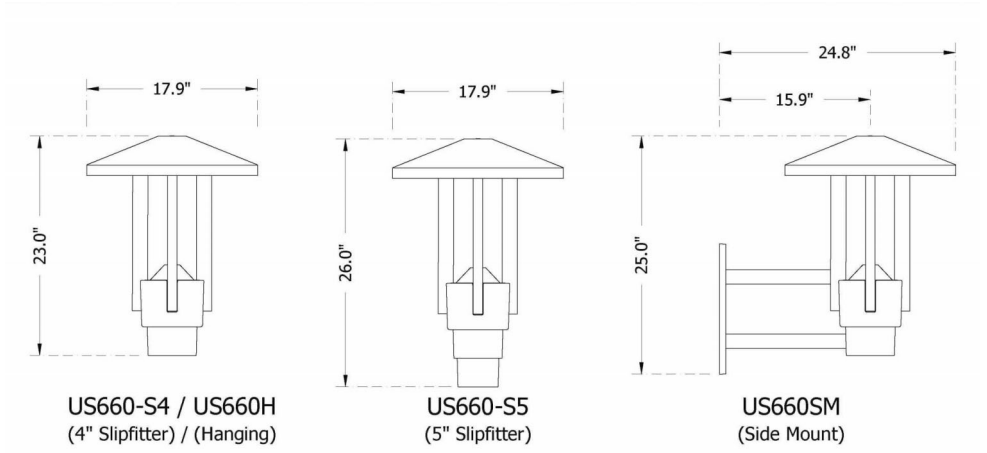
File

Project Name

Qty

Type

Catalog / Part Number



Certifications

Mounting Configuration

Wall Mount

Post Top

1 Arm Mount

2 Arm Mount @ 180°

2 Arm Mount @ 90°

3 Arms @ 90°

4 Arms @ 90°

1 Arm Mid-Mount

2 Arm Mid-Mount @ 180°

Pier Base

Stem Hung

Catenary

Description

The US660 Usonia luminaire illuminates pedestrian walkways and smaller roadways with minimalist elegance. Its open-body design and clean lines, inspired by classic architectural principles, deliver bold, timeless illumination.

EPA: 1.08 (#²) | WEIGHT: 35 LBS

Features

Mounting Configuration

1W: Wall Mount
PT: Post Top
1A: 1 Arm Mount
2A: 2 Arm Mount @ 180°
2A90: 2 Arm Mount @ 90°
3A90: 3 Arms @ 90°
4A: 4 Arms @ 90°
1AM: 1 Arm Mid-Mount
2AM: 2 Arm Mid-Mount @180°
P2PB: Pier Base
SH77: Stem Hung
CAT: Catenary

Optional Control Receptacle

R7: 7-Pin control receptacle only

Optional Control

PE: Twist-Lock Photocontrol (120V-277V)
PE4: Twist-Lock Photocontrol (347V-480V)
SC: Shorting Cap
PEC: Electronic Button Photocontrol (120V-277V)
PEC4: Electronic Button Photocontrol (480V)

Optional Fuse

FHD: Double Fuse and Holder

Optional Hangstraight

HSHS: Standard Horizontal Hangstraight, Spike Finial
HSHN: Standard Horizontal Hangstraight, No Finial
HSHB: Standard Horizontal Hangstraight, Ball Finial
EZ: Vertical Hangstraight, Large, "EZ" Mount

Optional House Side Shield

BLOC: Back Light Optical Control

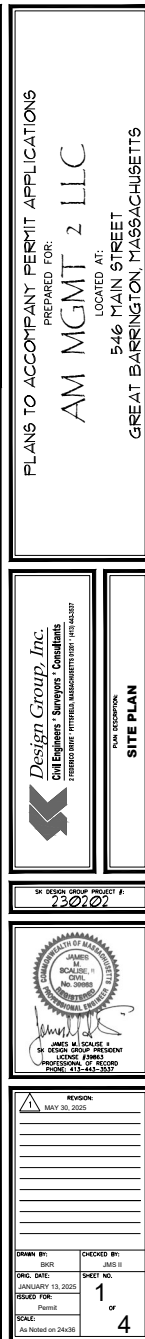
Optional Fixed Dimming Resistor Board

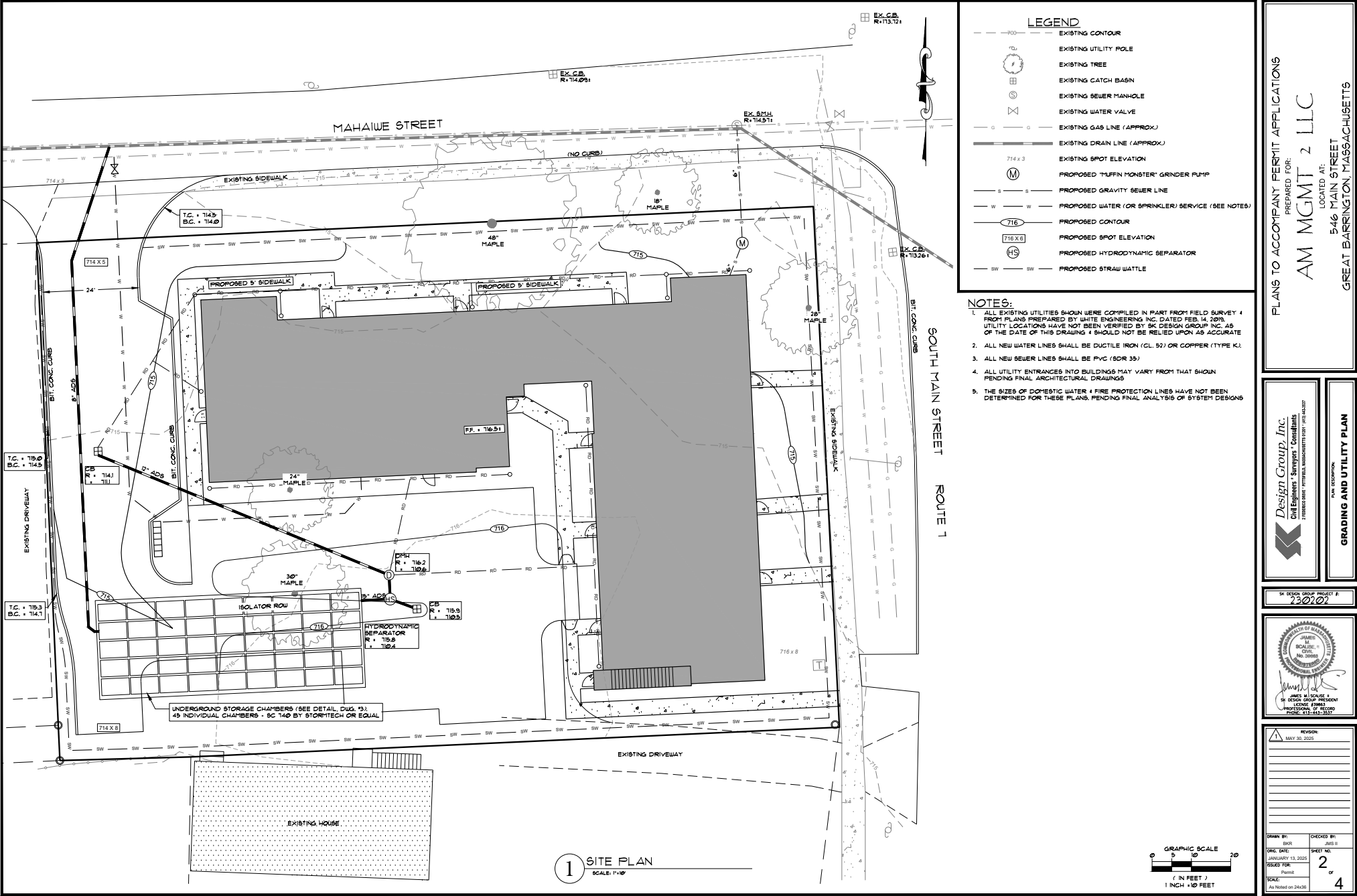
FDRB: Fixed Dimming Resistor Board

555 Lawrence Ave, Roselle, IL, 60172, US | T 847-588-3400 | contactus@sternberglighting.com
www.sternberglighting.com www.sternberglighting.com/products/689

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1 / 9





PLANS TO ACCOMPANY PERMIT APPLICATIONS

PREPARED FOR:

AM MGMT 2 LLC

LOCATED AT:

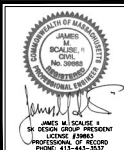
546 MAIN STREET
GREAT BARRINGTON, MASSACHUSETTS

Design Group, Inc.
Civil Engineers • Surveyors • Consultants



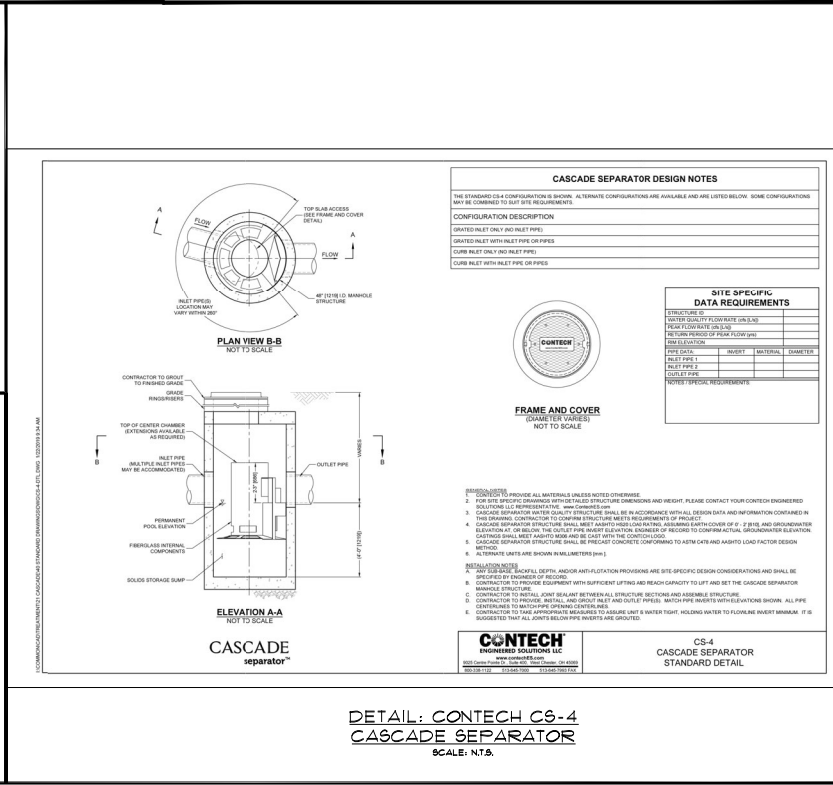
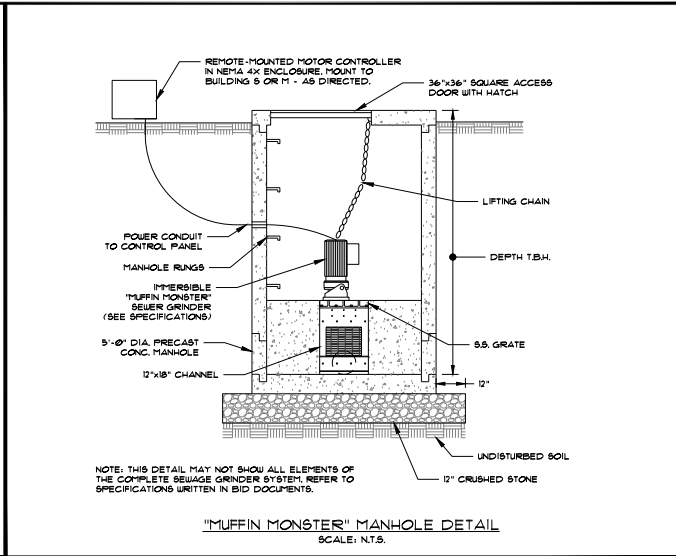
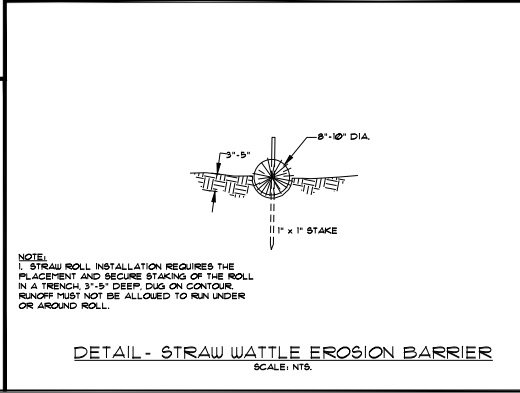
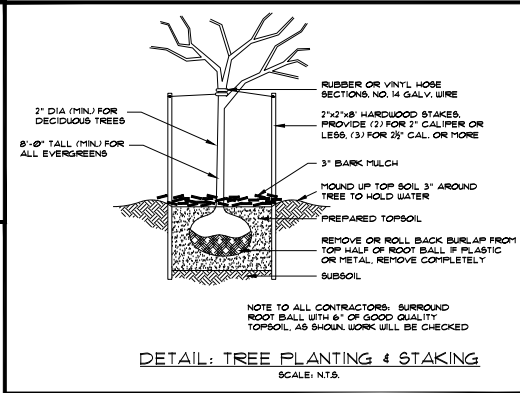
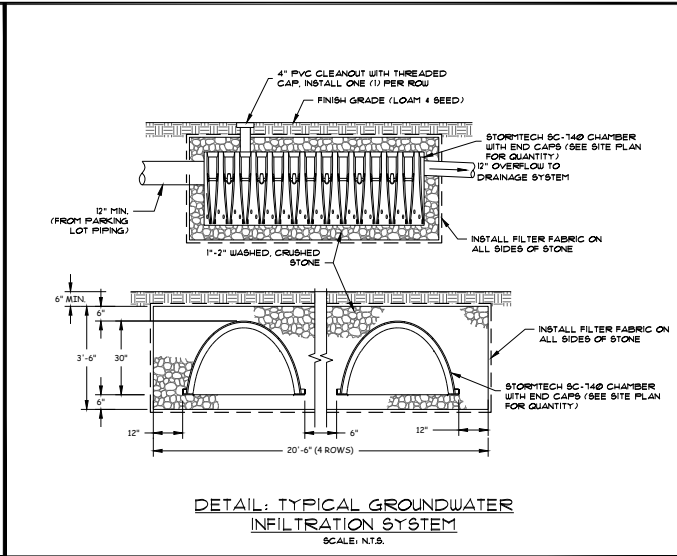
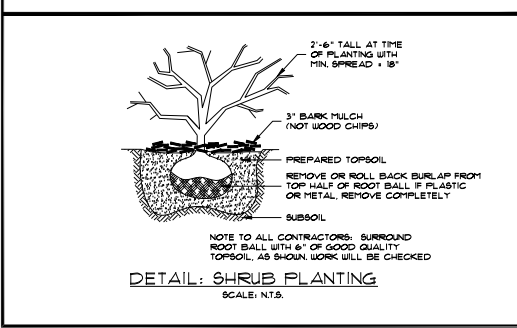
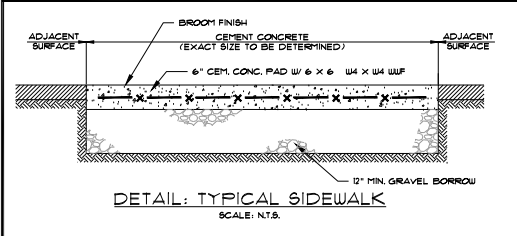
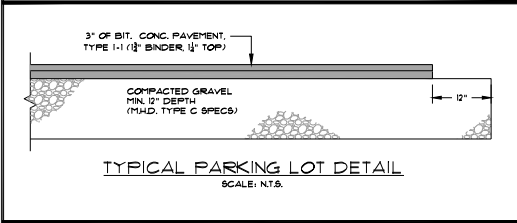
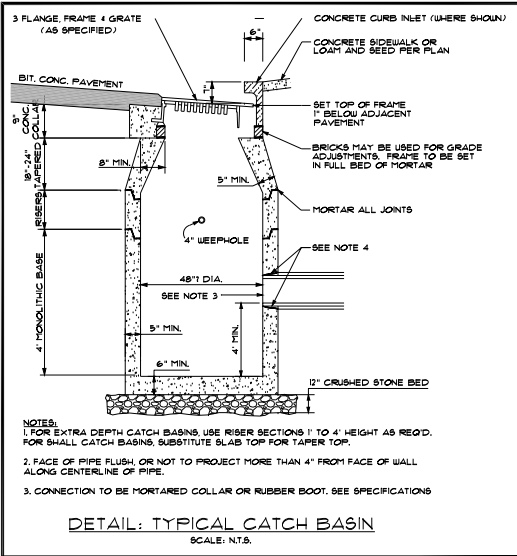
GRADING AND UTILITY PLAN

SK DESIGN GROUP PROJECT #
230202



REVISION:
MAY 30, 2025

DRAWN BY: BPR	CHECKED BY: JMS II
ORIG. DATE: JANUARY 13, 2025	SHEET NO: 2
ISSUED FOR: Permit	4
SCALE: As Noted on 244308	



PLANS TO ACCOMPANY PERMIT APPLICATIONS
PREPARED FOR:
AM MGMT 2 LLC
LOCATED AT:
546 MAIN STREET
GREAT BARRINGTON, MASSACHUSETTS

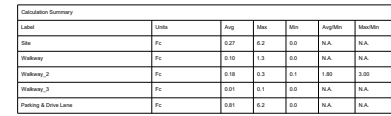
Design Group, Inc.
Civil Engineers • Surveyors • Consultants
2 FIMBRO DRIVE • PITTSFIELD, MASSACHUSETTS 01201 • 413-432-2227

SK DESIGN GROUP PROJECT #
230202

MASSACHUSETTS
JAMES M. LUCAS, JR.
Professional Engineer
No. 10000
Expiry Date: 06-30-2025

REVISION
MAY 30, 2025

DRAWN BY: BPR
CHECKED BY: JMS II
DATE: JANUARY 13, 2025
SHEET NO. 3
ISSUES FOR PERMIT: 4
SCALE: AS NOTED



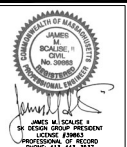
Luminaire Schedule				
Qty	Label	Description	Symbols	Tag
3	SL-2-BLOC	Sternberg PT-UG950-04-30-T3-HCL301-DV1-BLOC-FDRS-BKT_450-M4-900-127T_125-PC-VO-BKT-		Pole Mounted 148 AFG

PLANS TO ACCOMPANY PERMIT APPLICATIONS
PREPARED FOR:
AM MGMT 2 LLC
LOCATED AT:
546 MAIN STREET
GREAT BARRINGTON, MASSACHUSETTS

Design Group, Inc.
Civil Engineers • Surveyors • Consultants
2 FEDERCO DRIVE • PITTSFIELD, MASSACHUSETTS 01201 • (413) 463-3433

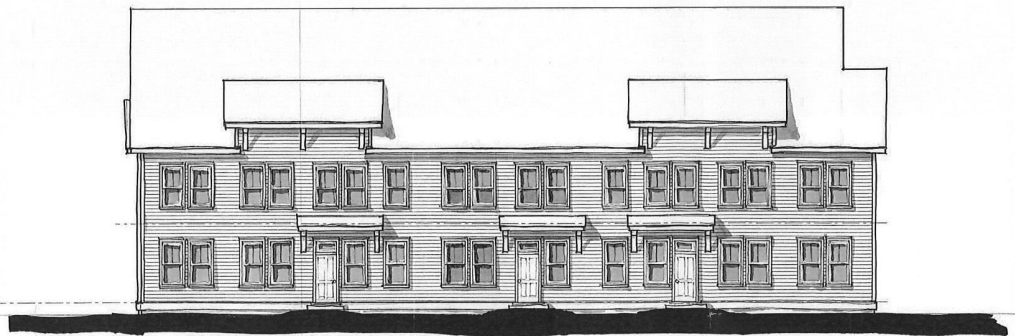
LIGHTING PLAN

SK DESIGN GROUP PROJECT #: 230202

[illegible]



① Mahaiwe Street Elevation
SCALE: 1/8" = 1'-0"



② S Main Street Elevation
SCALE: 1/8" = 1'-0"

ARCHITECTS INC.

BRADLEY
EST. 1996

8 BANK ROW
PITTSFIELD, MA 01201
413 448 8253
REVISED:

SCHEMATIC
DESIGN

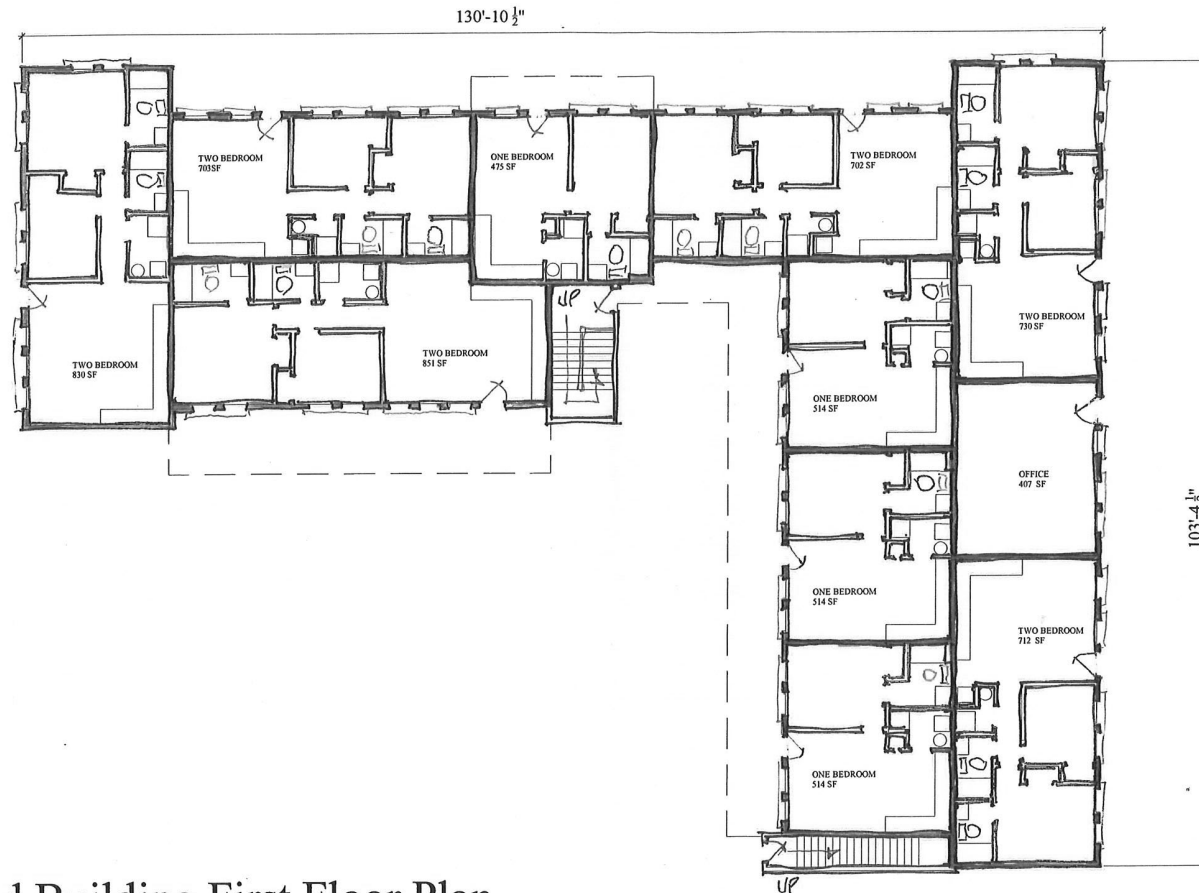
PROJECT:
MULTI-FAMILY

546 SOUTH MAIN STREET
GREAT BARRINGTON, MA

DATE: 4-3-2025
DRAWN BY: REH
CHK BY:
DATE: 4-3-2025

PROPOSED
EXTERIOR ELEVATIONS

Sk-4



ARCHITECTS INC.

BRADLEY
EST. 1896

8 BANK ROW
PITTSFIELD, MA 01201
413 446 8253

NEW
CONSTRUCTION

SCHEMATIC
DESIGN

PROJECT:

MULTI-FAMILY

546 MAIN STREET
GREAT BARRINGTON, MA

DWG. TITLE:

PROPOSED BUILDING
FIRST FLOOR PLAN

DATE: 5-13-2025

DRAWN BY: REH

CHK BY:

DWG. NO.:

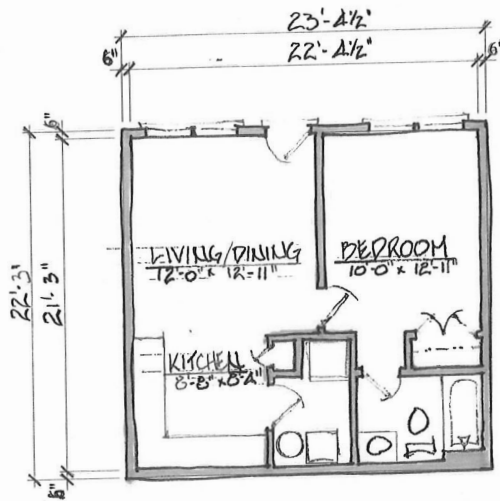
Sk-4

1 Proposed Building First Floor Plan
SCALE: 1/16" = 1'-0"

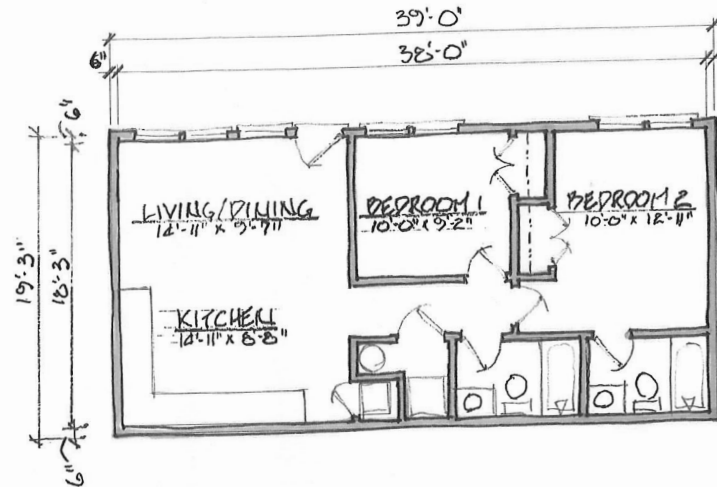


1 Proposed Building Second Floor Plan
SCALE: 1/16" = 1'-0"

ARCHITECTS INC.	
BRADLEY EST. 1896	
8 BANK ROW PITTSFIELD, MA 01201 413 448 8253	
NEW CONSTRUCTION	
SCHEMATIC DESIGN	
PROJECT: MULTI-FAMILY	
546 MAIN SOUTH STREET GREAT BARRINGTON, MA	
DWG. TITLE: PROPOSED BUILDING SECOND FLOOR PLAN	
DATE: 5-13-2025	DRAWN BY: REH
CHECK BY:	DWG. NO.:
Sk-4	



1 **Typical One Bedroom Plan**
SCALE: 1/8" = 1'-0" Varies 475 - 514 SF



2 **Typical Two Bedroom Plan**
SCALE: 1/8" = 1'-0" Varies 851 - 702 SF

ARCHITECTS INC.

BRADLEY
EST. 1896

8 BANK ROW
PITTSFIELD, MA 01201
413 448 8253

NEW
CONSTRUCTION

SCHEMATIC
DESIGN

PROJECT:

MULTI-FAMILY

546 MAIN STREET
GREAT BARRINGTON, MA

DWG. TITLE:

PROPOSED TYPICAL
UNIT PLANS

DATE: 5-13-2025

DRAWN BY: REM

CHK BY:

DWG. NO.:

Sk-4



Legal opinion previously
submitted

William Cullen Bryant House
390 Main Street, Suite 2
Great Barrington, MA 01230

phone: 413.528.0630

fax: 413.528.5287

www.mccormicklegal.com

BY HAND DELIVERY

March 6, 2025

Great Barrington Board of Selectmen
Town Hall
334 Main Street
Great Barrington, MA 01230

Kathleen M. McCormick, Esq.
Haley G. Schopp, Esq.

Re: Special Permit – 546 Main Street

Dear Members of the Board of Selectmen:

On January 17, 2025, my client, AM MGMT 2, LLC, filed a Special Permit Application relative to property located at 546 Main Street for a Mixed-Use Project consisting of twenty (20) apartments and one (1) office space located in the MXD Zone and Water Quality Protection Overlay –Zone II overlay district. The Project requires a Special Permit by the Board of Selectmen for the Water Quality Protection Overlay –Zone II (§9.2.12). At the time of filing there was the question of whether a waiver was needed to reduce the percentage of non-residential space for mixed-use requirement and therefore a waiver request was included in the Application.

The intent of this letter is to clarify that a waiver is not needed.

In the Table of Use Regulations, Permitted Use, A.7, Mixed Use in a MXD Zone is identified as a by right use. That section also refers to and incorporates Section 8.4 of the Zoning Bylaws. 8.4.1 outlines the applicable requirements for each zoning district. For mixed uses in the MXD Zone, only Section 9.11 applies, not the requirements of 8.4.2 which addresses percentage of residential and non-residential uses. Section 9.11 outlines the purpose, uses and requirements for a MXD zone but does not include any limitation of residential vs non-residential uses.

Therefore, it is my opinion the Project conforms to the Town of Great Barrington Zoning requirements for a Mixed Use Project in the MXD Zone and the only Special Permit that is required for the project is for the Water Quality Protection Overlay –Zone II (§9.2.12).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

McCormick, Murtagh & Marcus

Kathleen M. McCormick



Impact Report and Project Narrative



IMPACT REPORT & PROJECT NARRATIVE
SPECIAL PERMIT APPLICATION AND SITE PLAN REVIEW

Mixed Use Development
546 South Main
Great Barrington, Massachusetts

A. PROJECT OVERVIEW

This Project Narrative has been prepared to support a Special Permit Application and Site Plan Review applications for the development of residential apartments at 546 Main Street in Great Barrington, Massachusetts. The application is being prepared according to the Town of Great Barrington Zoning By-laws.

Existing Site Description

The property Originally contained a single-family home and garage, with site access from Route 7. The garage floor slab (and presumably the garage foundation) are all that remain today.

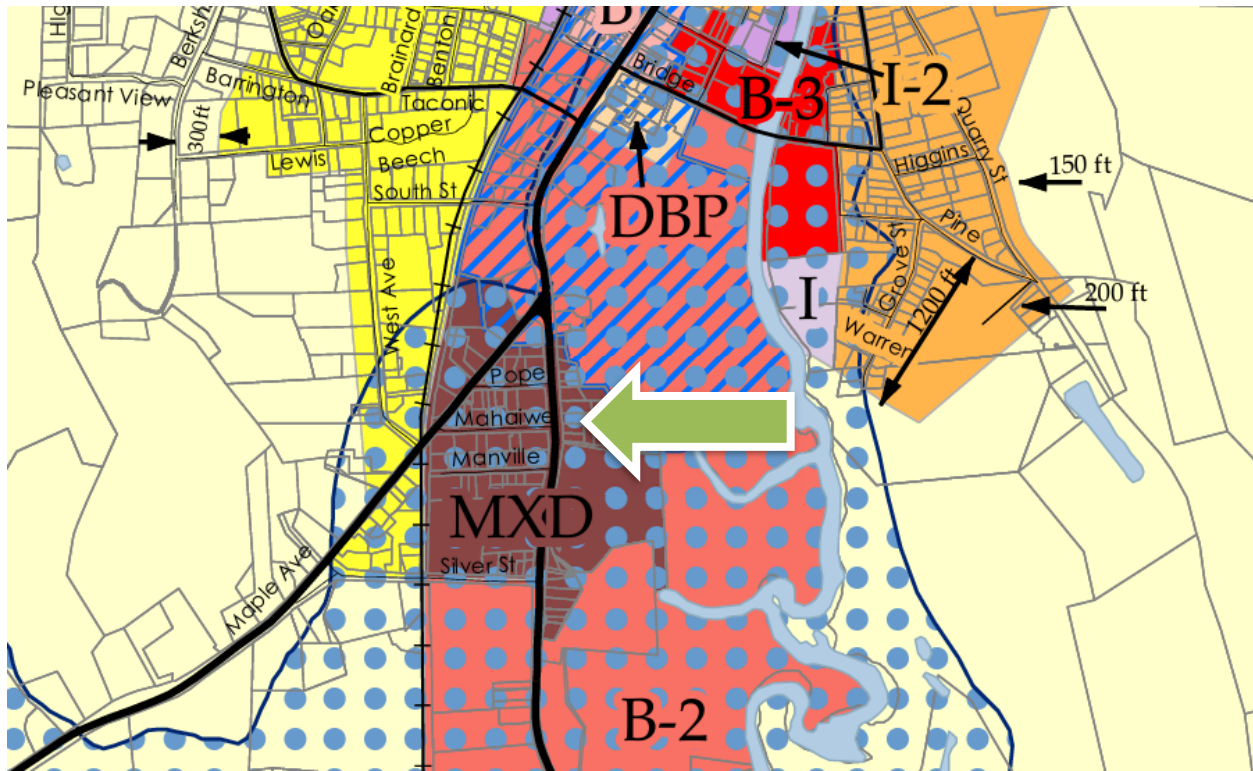


Aerial photos show that the buildings were demolished between 2008 and 2011. The GIS Mapping above indicates that subject lot contains 0.69 acres of land. It is a corner lot with 132 ft. of frontage on South Main Street and 198 ft. of frontage on Mahaiwe Street.

The property is surrounded by mixed uses including residential and neighborhood businesses.

Zoning Districts

The parcel is located entirely within the MXD- Mixed Use Transitional zoning district. The lot is also in the Water Quality Protection Overlay District (WQPOD) Zone II area.



Permitted uses are found in the recently amended zoning by-law section 3.14 *Table of Use Regulations*. The table was revised at the May 6, 2024, Town meeting. The revision included changing the permitted use of “multi-unit dwellings with 9 units or more” from a Special Permit to a “permitted use” in the MXD zone. As such, the proposed use for this development is *By-Right* under the current zoning by-law.

The following is a list of the Dimensional Requirements per the Town of Great Barrington Zoning Regulations:

**Town of Great Barrington
Table of Dimensional Requirements**

DISTRICT	Minimum Area (Square Feet)	Lot Width (Feet)	Yard Minimum				Maximum Building Height (Feet)	Max. Coverage by Bldgs. (%)
			Front	Side	Rear	Stories		
MXD	5,000	50	15	10	10	3 1/2	40	75%
Provided	30,184±	154'	15+' & 23'	NA	27'	2 1/2	28'±	32±%

The entire property is also located within the Zone II boundary of the *Water Quality Protection Overlay District (WQPOD)* as seen on the Great Barrington Zoning Map, Dated May 6, 2019. Activities in the overlay district require a Special Permit and a Site Plan Review.

Proposed Development

The proposed development includes the demolition of remaining site features, including the garage slab and foundation. The plans include preserving monument trees near property lines as depicted on the site plan. A new building, approximately 6,650 square feet footprint, will be constructed as shown. The proposed building is designed with a cantilevered second floor to create carport parking along the southern length of the building. The building will contain a 20-apartments and a single office space (480 sq. feet). The design includes (8) eight two-bedroom units on the first floor and (12) twelve one-bedroom units on the second floor. A new entrance drive will be constructed off Mahaiwe Street and will wrap around the west side of the building (see Site Plan). Parking areas for the project will be constructed to the south of the building. In total, there will be (24) twenty-four parking spaces. Ten (10) covered parking spaces, (9) nine typical off-street parking spaces, and (5) five turf/lawn parking spaces for overflow use. Parking analysis can be seen outlined in detail herein.

The site is currently serviced by municipal utilities. Municipal water and sewer are in Mahaiwe Street. Electric service will be connected from a utility pole located along South Main St. to a proposed transformer located along the proposed parking area. Utilities will be connected to the proposed buildings through new connections as depicted on the project plans. Utility demands are outlined herein.

The proposed development proposes to control, minimize, mitigate, and treat stormwater in accordance with the Stormwater Management Standards promulgated under the Wetlands Protection Act. A complete stormwater analysis can be seen attached herein.

The proposed development falls within several sections of the zoning by-laws. The general regulations found in section 6.0 apply to all projects (including this one). The construction of a multi-family dwelling with more than 9 units is by-right within a MXD zoning district. The special requirements under multi-family housing are not applicable since the building includes an office (making it mixed-use). Per the table of Use regulations mixed use is by-right and refers to zoning sections 8.4, 9.6, and footnote 2. The parking and landscaping requirements necessary for the construction of a new building can be found in *Section 6.0 and Section 9.11.5*. *Section 8.4* refers to Mixed-use development while 9.6 refers to the VCOD which does not apply to this location. *Section 8.4 Mixed-Use Development* refers the applicant to section 9.11. Footnote 2 permits residential uses in the MXD By-Right, yet a recent zoning amendment permits this for all residential uses thereby rendering this footnote irrelevant.

The property is also located within the Zone II boundary of the *Water Quality Protection Overlay District (WQPOD)* as noted on the Great Barrington Zoning Map, Dated 2019. The WQPOD requires compliance with Special district requirements following *Section 9.2*. Finally, because the development requires a Special Permit, amongst meeting the applicability requirements outlined in *Section 10.5.1*, the proposed project is also required to file for a Site Plan Review under Section 10.5. Compliance with all the above-noted zoning regulations can be seen as outlined below.

B. ZONING COMPLIANCE

Town of Great Barrington Zoning By-Laws

Each section of the zoning by-law is outlined below, along with how the proposed development complies.

Design Advisory Committee:

It is recommended that projects requiring a special Permit appear before the Design Advisory Committee before meeting with the SPGA. Though this was not a requirement the applicant welcomed feedback from the DAC. On October 16, 2024, the applicant presented the project to the DAC. The current project incorporates the key recommendations of the Committee.

Section 6.0 General Regulations:

6.1 Off-Street Parking and Loading

Off-street parking is required for any new structure to be built on a lot. Parking requirements for the project are as follows *Section 6.1.2 – Table of Parking Requirements:*

Dwelling units (DU).....two parking spaces per unit unless otherwise noted.

*9.11.5 Parking. The off-street parking requirements in Section 6.1 shall **not** apply in the MXD except as provided in this section. Off-street parking requirements in the MXD shall be as follows:*

1. For new buildings, required off-street parking spaces shall not be located within the front yard area.

2. Only one space shall be required for any dwelling unit, whether in residential-only or in mixed-use buildings.

20 DU proposed x 1 space per DU.....20 spaces

Office ≤ 300 sf x 1 space.....1 spaces

Total Parking Required.....21 spaces

Total Parking Provided.....19+5 (Turf)= 24 spaces

Parking will be located behind the building. Most parking spaces are 9' x 20', with 21'-0" aisles and 24'-driveways. The Urban Land Institute recommends 59 feet "from curb line to curb line". We have provided 61 feet. One (1) space is designated as an accessible space by MAAB regulations, and (3) three spaces are designated as compact car spaces per zoning bylaws, which measure 8'x16'. Residential uses do not require loading spaces.

6.2 Route 7 Landscaping Requirements

Please refer to the project plan set for landscaping (and lighting) layouts.

6.2.5 Buffer. Any lot on which a new building is erected shall maintain a natural buffer of grass, shrubs, flowers and/or trees. This buffer shall be visible from Route 7.

Please refer to the project plan set for Landscaping and Lighting design.

6.2.6 Depth of buffer; permitted uses. The dimensional depth of the buffer shall be lesser of either: the minimum front yard setback in the zoning district in which the property is located; or at least eight feet or two inches for every foot of frontage, whichever depth shall be greater, to a maximum depth of 50 feet. The depth of the buffer shall be measured from the property line and may include sidewalks and easements. Cars shall not be parked, and goods shall not be displayed on the buffer. A freestanding sign may be installed on the buffer, provided that the sign has all necessary permits. Existing structures may remain and be altered to accommodate a similar or accessory use within the buffer area, provided that they were legally existing prior to the adoption of this provision.

The minimum front yard setback is 15'-0".

The frontage along Rt. 7 is 132'. Therefore, 132 x 2-inches = 22'-0"

The depth of buffer, therefore, shall be 15'-0" (lesser of the two). See Site Plan for buffer location.

6.2.7 Required trees. At least one deciduous tree shall be planted within the lot's front setback for every 25 feet of frontage on a lot on which a new building is erected or when any activity or use requires site plan review as set forth in Section 10.5.1. The tree or trees shall be planted between the roadway and the building line that is closest to the roadway, provided that this does not interfere with utilities. The Planning Board, as part of its site plan review and approval for a project, may waive or modify the requirements of this subsection if it finds that strict adherence to this requirement would be impractical given the particular characteristics of the site.

[Amended 5-1-2023 ATM by Art. 34]

Please refer to the project plan set for landscaping layout.

1. This requirement shall not apply to a lot with less than 50 feet of frontage at the time a building permit is sought, provided that the lot is not used in combination with another lot. If the lot is used in combination with another property, such as for access/egress to a common parking area, the combined frontage of the lots shall be used to calculate the number of trees to be planted.

[not applicable]

2. No deciduous tree having a trunk diameter of three inches or more measured at five feet above ground (three-inch diameter at breast height) and/or no upright evergreen of 12 feet or more in height may be removed from the Town Clerk's office. Each replacement tree shall be at least 1 1/2 inches in diameter measured at six inches above ground for a deciduous tree and at least six feet in height for an evergreen.

Please refer to landscaping details

6.4.6 Lighting Requirements

The following lighting requirements will be met and are incorporated into the attached site lighting plan.

- 1. All lights shall have full horizontal shielding so that light shines only downward.***
- 2. LED lights shall have a color temperature of 3,000 Kelvin or less.***

3. *No light shall remain permanently illuminated between the overnight hours of 11:00 p.m. to 5:00 a.m. unless the light can be dimmed to 50% or less luminance, except for lights at emergency facilities. Motion sensors and photo cells may be utilized to turn on lights or to increase lighting to full luminance.*
4. *The bottom of the light source on a pole light shall be no higher than 15 feet above the finish grade unless specified otherwise in this bylaw.*
5. *Light fixtures shall be located and/or shielded so that illumination onto any adjacent property is no greater than 0.1 footcandle.*

9.2 Water Quality Protection Overlay District (WQPOD)

According to the Town of Great Barrington Zoning Map, the property is covered by the Water Quality Protection Overlay District, Zone II classification. Also, the project site is within 300 feet of the Housatonic River, but, because the site is serviced by town sewer and water, the Stream and Lake Protection Zone does not apply. Special Permits are required for work within the WQPOD that meet the following conditions outlined in Section 9.2.12:

1. *Enlargement or alteration of existing uses that do not conform to the WQPOD;*
The apartment use is not a permitted use under Section 9.2.7, therefore a Special Permit is Required.
2. *Those activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use, permitted in the underlying zoning district (except as prohibited hereunder). Such activities shall require a special permit to prevent contamination of groundwater;*
This does not apply.
3. *Any use that will render impervious more than 15% of any lot or parcel or 2,500 square feet, whichever is greater. A system for groundwater recharge must be provided which does not degrade groundwater quality. For nonresidential uses, recharge shall be by stormwater infiltration basins or similar system covered with natural vegetation, and dry wells shall be used only where other methods are infeasible. For all nonresidential uses, all such basins and wells shall be preceded by oil, grease, and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner. Special permits for nonresidential uses as described in this subsection are not allowed in the Surface Water Source Protection Zones A and B.*

The project is residential in nature and proposes groundwater infiltration per the Stormwater Management Standards regulated under the Wetlands Protection Act. Infiltration occurs through collecting roof-top run-off and discharging it to underground chambers. The site is fully developed, and surface-only infiltration measures are infeasible.

Stormwater management standards outline criteria for calculating the required recharge volume. The volume is equal to the target depth factor multiplied by the impervious area. The total amount of impervious areas for the development is 18,300 square feet. The required recharge volume is calculated to be:

“A” Soils = 18,300 square feet x 0.6 inches/12 = 915 cubic feet required

An Infiltration bed using chambers provides the following:

Chamber Model = ADS_StormTech SC-740 +Cap (ADS StormTech® SC-740 with cap length)
 Effective Size= 44.6"W x 30.0"H => 6.45 sf x 7.12'L = 45.9 cf
 Overall Size= 51.0"W x 30.0"H x 7.56'L with 0.44' Overlap

 51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

 9 Chambers/Row x 7.12' Long +0.81' Cap Length x 2 = 65.70' Row Length +12.0" End Stone x 2 = 67.70' Base Length
 5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
 6.0" Base + 30.0" Chamber Height + 6.0" Cover = 3.50' Field Height

 45 Chambers x 45.9 cf = 2,067.3 cf Chamber Storage

 5,982.7 cf Field - 2,067.3 cf Chambers = 3,915.4 cf Stone x 40.0% Voids = 1,566.2 cf Stone Storage

 Chamber Storage + Stone Storage = 3,633.5 cf = 0.083 af
 Overall Storage Efficiency = 60.7%
 Overall System Size = 67.70' x 25.25' x 3.50'

10.4 Special Permits

10.4 Special permits

10.4.1. Special permit granting authority. Unless specifically designated otherwise, the Selectboard shall act as the special permit granting authority.

10.4.2. Criteria. Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this bylaw, the determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal;

This project will create 20 apartments (plus an office). The apartments are being offered at market-rate long term residential rentals walking distance to

downtown. The creation of additional and diverse housing has been identified by the town as a need. This project fulfills this community need while supporting the downtown economic hub.

2. Traffic flow and safety, including parking and loading;

Traffic flow and parking have been designed to move in a safe, efficient manner and will not adversely impact the surrounding neighborhood.

3. Adequacy of utilities and other public services;

The project will have little impact on municipal utilities or other public services.

4. Neighborhood character and social structures;

This neighborhood has historically provided diverse residential opportunities. The project aligns with these goals. Located just south of the downtown center in the MXD zone, Mixed Use Transitional, it is a key transitional zone merging residential and commercial uses. The recent change to the zoning regulations to allow “multi-unit dwellings with 9 units or more” to a by-right use in the MXD zoning clearly illustrates a desire to have more projects of similar nature in this zone, making this project a perfect fit for this neighborhood.

4. Impacts on the natural environment; and

The property was previously developed. The “natural environment” consists of lawn and a few trees. To the extent practical, most of the trees will be preserved.

6. Potential fiscal impact, including impact on town services, tax base, and employment.

This project will have a positive fiscal impact on the town. The completed project will greatly increase tax valuation for this parcel and will become a new customer for town sewer and Great Barrington Fire District water. It is also the goal of this project to attract full time residents and active members of the local workforce to aid in the challenging employment environment.

10.5 Site Plan Review

10.5.1 Applicability. The following types of activities and uses require Site Plan Review by the Planning Board:

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multifamily structure;*
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multifamily structure or purpose involving more than six spaces;*

3. *Grading or clearing more than 10% of a lot or 10,000 square feet, whichever is the lesser, except for the following: landscaping on a lot with an existing structure or a proposed single- or two-family dwelling; clearing necessary for percolation and other site tests, work incidental to agricultural activity, work in conjunction with an approved subdivision plan, or work under an earth removal permit.*
4. *Any other instance required by this bylaw.*

The proposed development is required to file for a Site Plan Review with the Planning Board for applicability with 1, 2 and 3 above (and because the project is required to obtain a Special Permit).

10.5.2 Procedures.

1. *Use, structure, or activity available as of right. An application for a building permit to perform work as set forth herein available as of right shall be accompanied by an approved site plan. Prior to the commencement of any activity set forth herein available as of right, the project proponent shall obtain site plan approval from the Board. Applications shall be submitted as set forth in the Planning Board's rules and regulations. The Board shall review and act upon the site plan, with such conditions as may be deemed appropriate, within 60 days of its receipt, and notify the applicant of its decision. The decision of the Board shall be upon a majority of the Board as constituted and shall be in writing. No building permit shall be issued by the Building Inspector without the written approval of the site plan by the Board, or unless 60 days lapse from the date of the submittal of the site plan without action by the Board.*

No response required.

2. *An application for site plan approval shall be accompanied by a fee, as set forth in the Board's Rules and Regulations.*

The \$75.00 application fee is included with the application.

3. *The applicant may request, and the Board may grant by majority vote, an extension of the time limits set forth herein.*

No response required.

4. *No deviation from an approved site plan shall be permitted without modification thereof.*

The applicant is aware of this requirement.

10.5.3 Submittal requirements. When specific requirements are not provided elsewhere in this bylaw, the following general submittal requirements apply unless waived by the Planning Board.

1. *Plot plan of the entire tract, signed by a licensed surveyor or engineer, drawn to a scale adequate to represent all features of the property, clearly portraying the following:*
 - a. *Lot layout and dimensions.*
 - b. *Access road locations and widths and all intersections and driveways located within 200 feet of any portion of the tract.*
 - c. *Open space locations and dimensions.*
 - d. *Location of major site features, such as existing stone walls, fences, large trees and rock outcroppings.*
 - e. *All existing and proposed structures on the property.*
 - f. *All existing and proposed driveways, walkways and parking areas.*
 - g. *All bordering streets and/or highways; contours of elevation at intervals of no more than two feet.*
 - h. *All existing and proposed wells and septic systems.*
 - i. *Existing and proposed drainage patterns and stormwater drainage calculations.*
 - j. *All proposed stormwater management devices, including but not limited to inlets, pipes, swales, and infiltration, retention and detention devices.*
 - k. *Existing and proposed landscaping; limits of clearing; erosion and sediment control to be used during construction.*
 - l. *Existing and proposed lighting, including heights, fixtures, and types of lighting.*
 - m. *Other physical and topographical features of the property, including but not limited to streams, ponds, floodplains and wetlands.*
 - n. *An arrow indicating magnetic North.*
 - o. *Two locus maps showing the location of the property. One shall be an enlarged section of a United States Geological Survey Map, and the other shall be a copy of the current Great Barrington Zoning Map, each indicating the location of the property by arrow or other suitable mark.*

All of the above listed information can be seen on the attached project plan set.
2. *The application shall be signed by the owner or owners of the property in question or, if the applicant is other than the owner of the property, shall be signed by the applicant and shall be accompanied by a letter from the owner authorizing the applicant to apply for the building permit or special permit. Said application shall also be accompanied by all appropriate fees. For the purposes of this section, an "owner" shall be defined as a person, corporation, partnership or other legal entity having a legal or equitable interest in the property.*

The application is signed by the applicant who is also the Owner.

3. Traffic impact assessment.

Refer to pg. 15 for an analysis of traffic impacts.

10.5.4 Waiver of submittal compliance. The Board may, upon the written request of the applicant, waive any of the submittal requirements of Section 10.5.3 where the project involves relatively simple development plans or constitutes a minor site plan.

No waivers of Section 10.5.3 are requested as a part of this application

10.5.5 Approval. Site plan approval shall be granted upon determination by the Board that the plan meets the following objectives. The Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alterations shall be designed with consideration of the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, in order to:

- 1. Minimize the volume of cut and fill, the number of removed trees six inches' caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution.*

The proposed development is intended to redevelop the property along Mahaiwe St. The project preserves two specimen trees along Mahaiwe Street and one along S. Main St. It improves stormwater treatment, provides infiltration, and prevents erosion. Refer to project design plans and accompanying narrative for details.

- 2. Maximize pedestrian and vehicular safety, both on the site and accessing and exiting the site.*

The site design proposes a curb cut along Mahaiwe Street rather than route 7 and incorporates pedestrian connections to adjacent sidewalks.

- 3. Minimize obstruction of scenic views from publicly accessible locations.*

The development does not obstruct scenic views from publicly accessible locations.

- 4. Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned.*

Most of the parking and storage on site will be screened from abutting public ways by either the building or new landscaping.

5. *Minimize glare from headlights, minimize light glare into the night sky, and minimize overspill into adjacent properties.*

A lighting plan has been prepared to address these issues (see attached).

6. *Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.*

The applicant attended a session with the Design Review committee and has incorporated their comments to the maximum practical extent.

7. *Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.*

The project does not propose an on-site wastewater disposal system nor does it contain any hazardous substances.

8. *Ensure compliance with the provisions of this zoning bylaw, including parking and landscaping.*

The proposed design meets the provisions of the by-law, including but not limited to parking and landscaping. Refer to the supporting documentation enclosed herein.

C. MUNICIPAL IMPACTS

Sewer and Water

For purposes of permitting, the design flows for the building will be based on current Title V criteria. These flows are as follows:

Dwelling units.....110 gallons per day per bedroom
28 Rooms * 110 Gallons per day per bedroom.....3,080 GPD

Office200 GPD per 1000 sf
Approximately 300 sf..... 60 GPD

Total proposed flows.....**3,140 GPD**

These flows will be reviewed with the Department of Public Works. The proper applications and fees will be provided for connection to the town's sewerage system. It should be noted that the project will include a sewer manhole wastewater grinder. This is similar to previous applications at this site.

Water

For purposes of this application, the anticipated water demand will be equivalent to the expected sewerage flows. The demand will be approximately 3,140 gallons per day. A water meter will be installed as part of construction.

These flows will be reviewed with the Great Barrington Fire District. The proper applications (and fees) will be provided prior to connections to the town's municipal water system.

Fire Protection

There is a hydrant located 400 feet west along Mahaiwe Street and directly across South Main Street. Also, the new building will be constructed with a sprinkler system per the State Building Code.

Stormwater management.

Stormwater is required to be managed on site in accordance with the Stormwater Management Standards regulated under the Wetlands Protection Act. This includes treatment, mitigation and infiltration of stormwater on-site in accordance with the ten (10) standards. Compliance with this can be seen in Attachment 1.

Erosion Control

Proposed erosion controls for the site are minimal since the site is very flat and has sandy soils. Silt fences with straw wattles will be installed along the work areas as illustrated. A temporary stabilized construction entrance will be constructed off Mahaiwe Street. Please refer to the attached Site Plans for erosion control details. A Stormwater Pollution Prevention Plan (SWPPP) is required for land disturbances greater than 1 acre and thus is not required for this project.

Traffic

The following is a summary of anticipated traffic from the proposed development:

Trip Generation Worksheet								
Use	LUC	# of Units	Unit of Measure	AM Peak Hour	PM Peak hour	Weekday Daily Trips	Weekend Peak Hour	Weekend Daily Trips
Proposed Uses								
Office	709	500	SF	1	1	6	0	1
Apartments	841	20	units	26	26	239	27	227
Net Change				27	27	244	27	228

The Zoning By-law offers the following guidance for development projects:

The purpose of a traffic impact assessment is to document existing traffic conditions (both vehicular and pedestrian) in the vicinity of the proposed project, to describe the volume and effect of projected traffic generated by the proposed project, and to identify measures proposed to mitigate any adverse impacts on traffic. The Planning Board may request a traffic study for any project. A traffic study may be required upon request for all projects with one or more of the following characteristics: Projects that propose 30 or more parking spaces pursuant to Section 6.1; or, Projects expected to generate 100 trip-ends or more per day; or Projects containing frontage and/or access on a numbered highway.

This project does not warrant a full traffic impact statement. The project has less than 30 parking spaces, is a by-right use, and is designed with access on Mahaiwe Street rather than the State Highway. MassDOT considers projects with 2000 or greater ADT's significant; this project has an estimated 239 ADT's. Based upon the unique circumstances related to this particular use, the applicant proposes no further analysis of traffic is necessary.

Solid Waste Disposal

There is a dumpster enclosure proposed in the southwesterly corner of the property. This area will be screened from public view. Recycling will be mandated for the residents of the project.

D. Conclusion

As outlined above, the project, as proposed, meets the design goals of the petitioner and the intent of the Great Barrington Zoning Bylaws. Based on the design and supporting materials included herein, all design objectives have been met.

The applicant requests approval of the project and the findings required for the Special Permit as follows:

- This project will create 20 apartments (plus an office). The apartments are being offered at market-rate long term residential rentals walking distance to downtown. The creation of additional and diverse housing has been identified by the town as a need. This project fulfills this community need while supporting the downtown economic hub.
- Traffic flow and parking have been designed to move in a safe, efficient manner and will not adversely impact the surrounding neighborhood.
- The project will have little impact on municipal utilities or other public services.
- The neighborhood has historically provided diverse residential opportunities. The project aligns with these goals. Located just south of the downtown center in the MXD zone, Mixed Use Transitional, it is a key transitional zone merging residential and commercial uses. The recent change to the zoning regulations to allow “multi-unit dwellings with 9 units or more” to a by-right use in the MXD zoning clearly illustrates a desire to have more projects of similar nature in this zone, making this project a perfect fit for this neighborhood.
- The property was previously developed. The “natural environment” consists of lawn and a few trees. To the extent practical, most of the trees will be preserved.
- This project will have a positive fiscal impact on the town. The completed project will greatly increase tax valuation for this parcel and will become a new customer for town sewer and Great Barrington Fire District water. It is also the goal of this project to attract full time residents and active members of the local workforce to aid in the challenging employment environment.

(STOCKBRIDGE)

073° 21' 00.63" W
042° 12' 39.27" N

(Unavailable)

(OTIS)

042° 09' 51.70" N
073° 23' 40.27" W

(ASHLEY FALLS)

Produced by MyTopo Terrain Navigator
Topography based on USGS 1:24,000
Maps

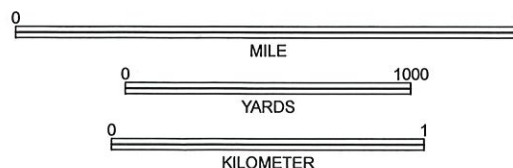
North American 1983 Datum (NAD83)
Universal Transverse Mercator Projection

To place on the predicted North American
1927 move the projection lines 10M N and
36M E

Declination

GN 1.09° E
MN 13.85° W

(ASHLEY FALLS)
SCALE 1:24000

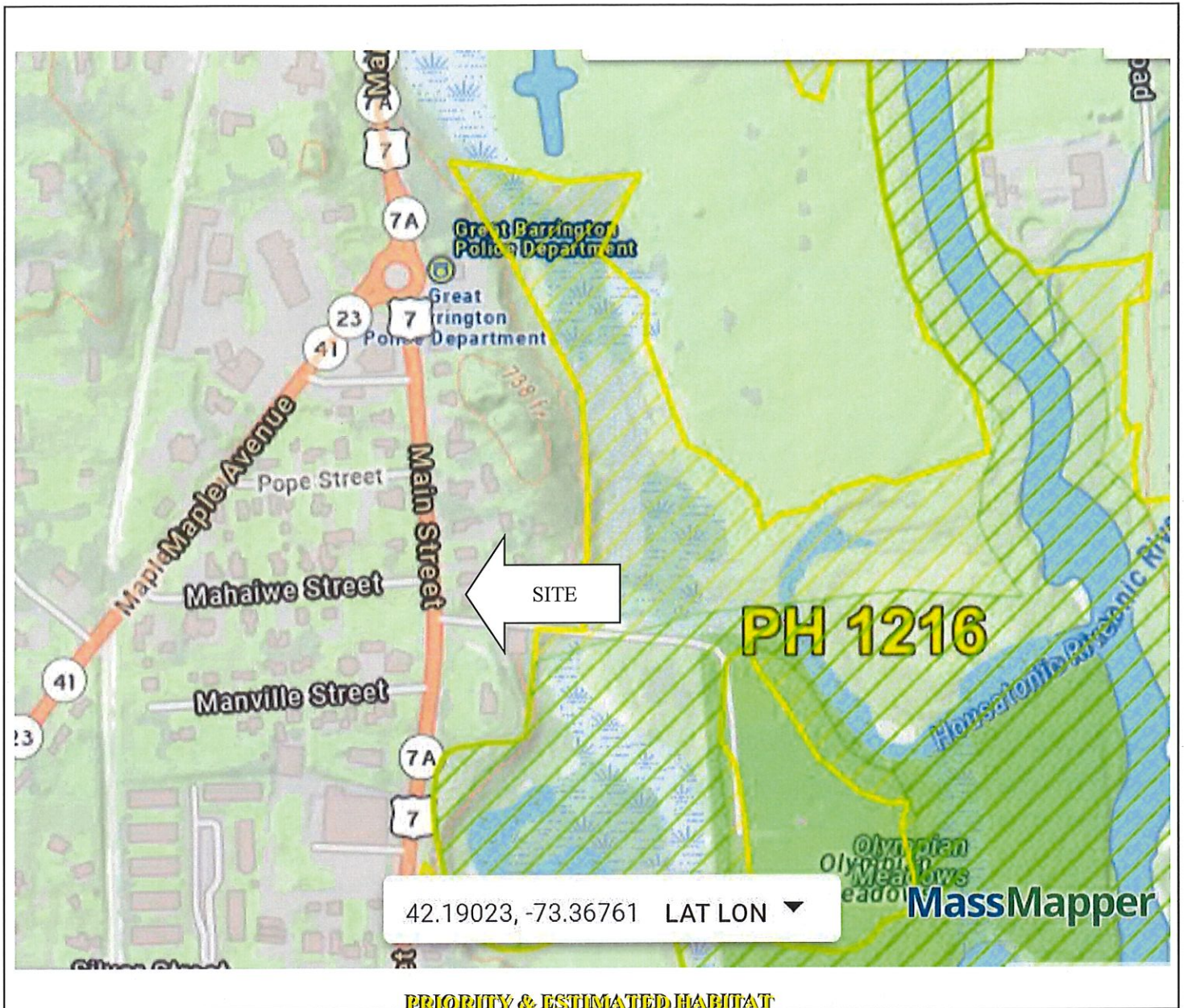


Printed: Mon Dec 09, 2024
073° 21' 00.63" W
042° 09' 51.70" N

(TOLLAND
CENTER)

GREAT BARRINGTON, MA
1999

FIGURE 1
LOCUS
MAP



Source: MASS Oliver online GIS Mapping

FIGURE #2

N.H.E.S.P. MAP

Mahaiwe Street
Great Barrington, MA



DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537

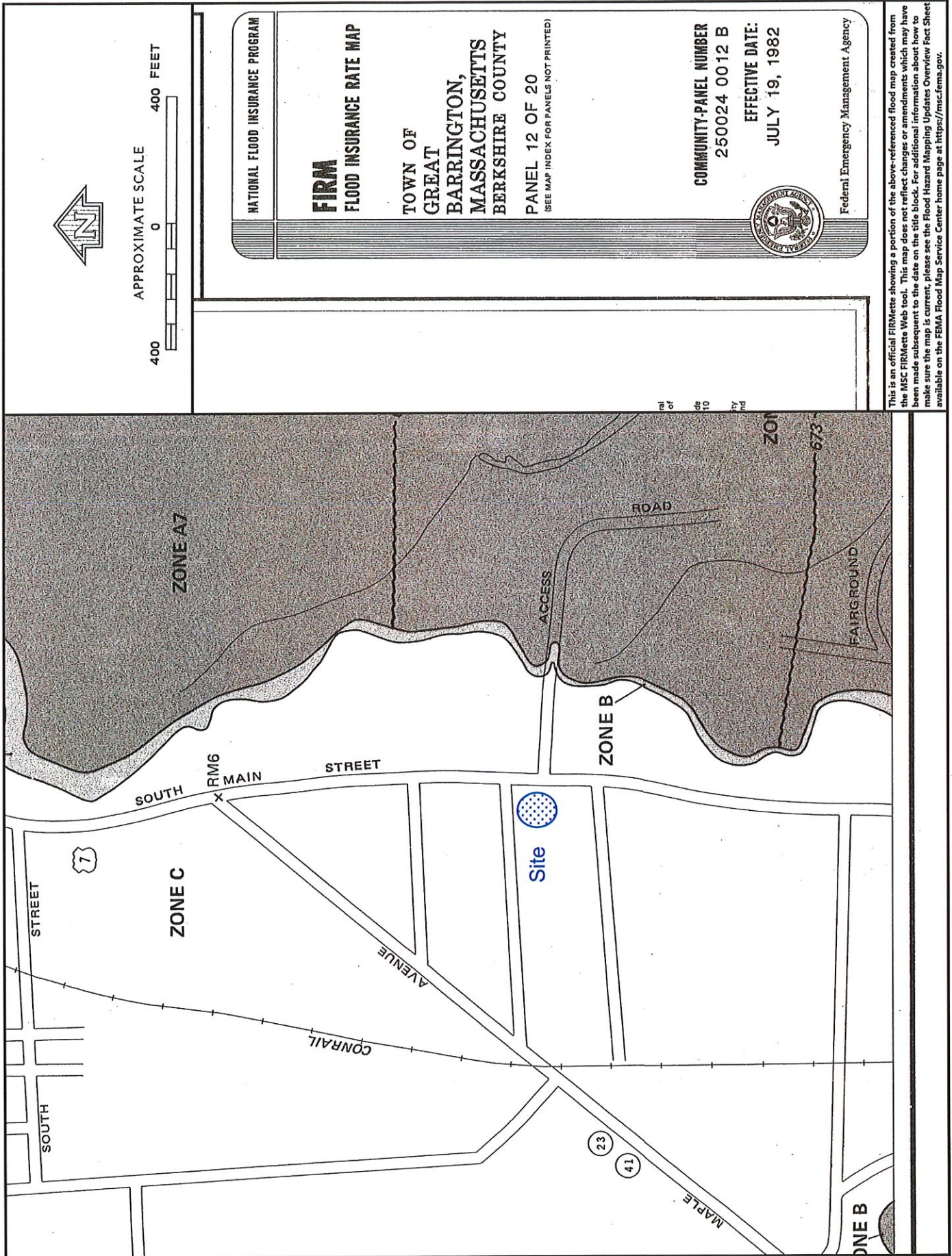


FIGURE #3

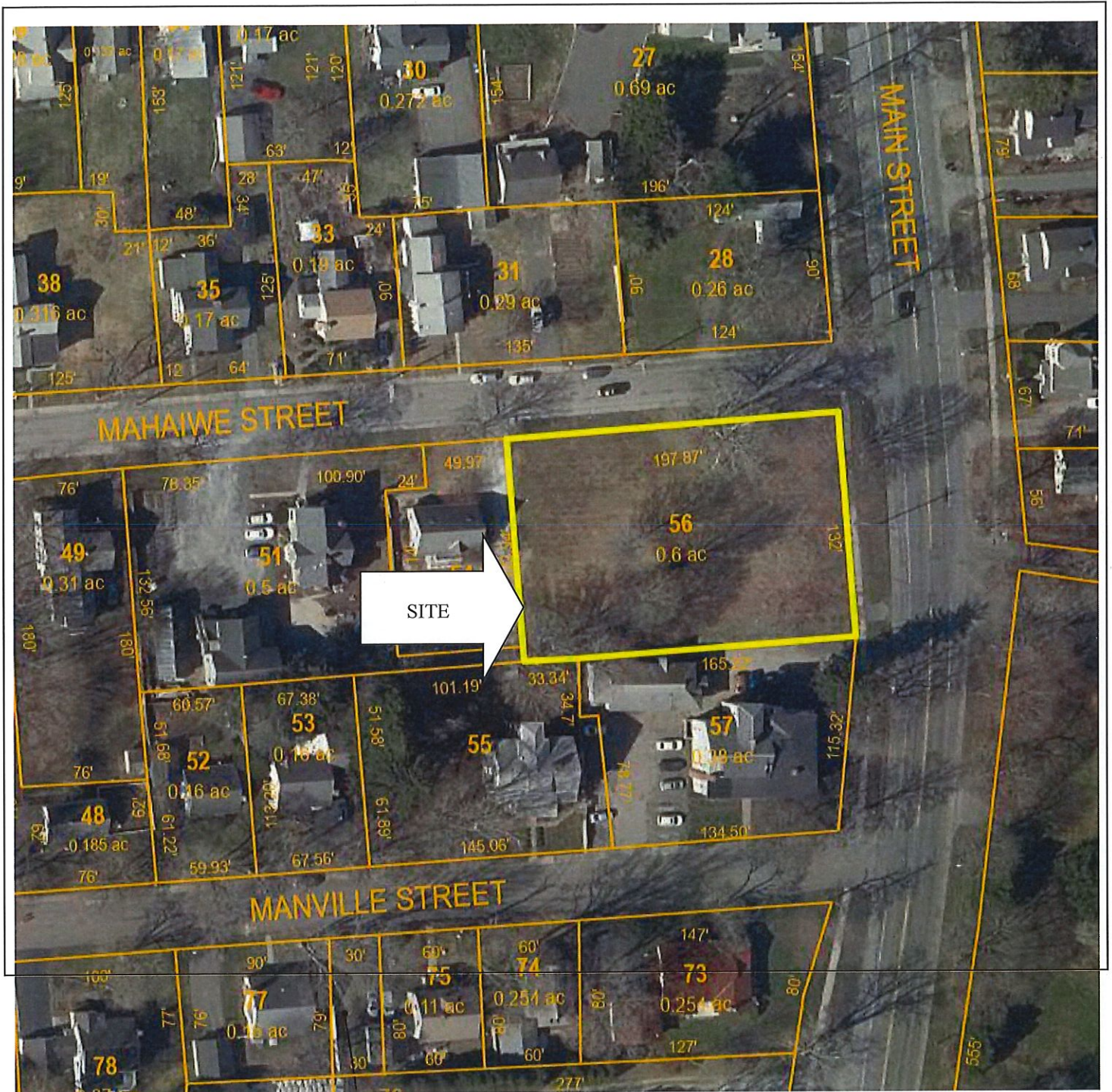


FIGURE #4

Town of Great Barrington Map
Mahaiwe Street
Great Barrington, MA



DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201

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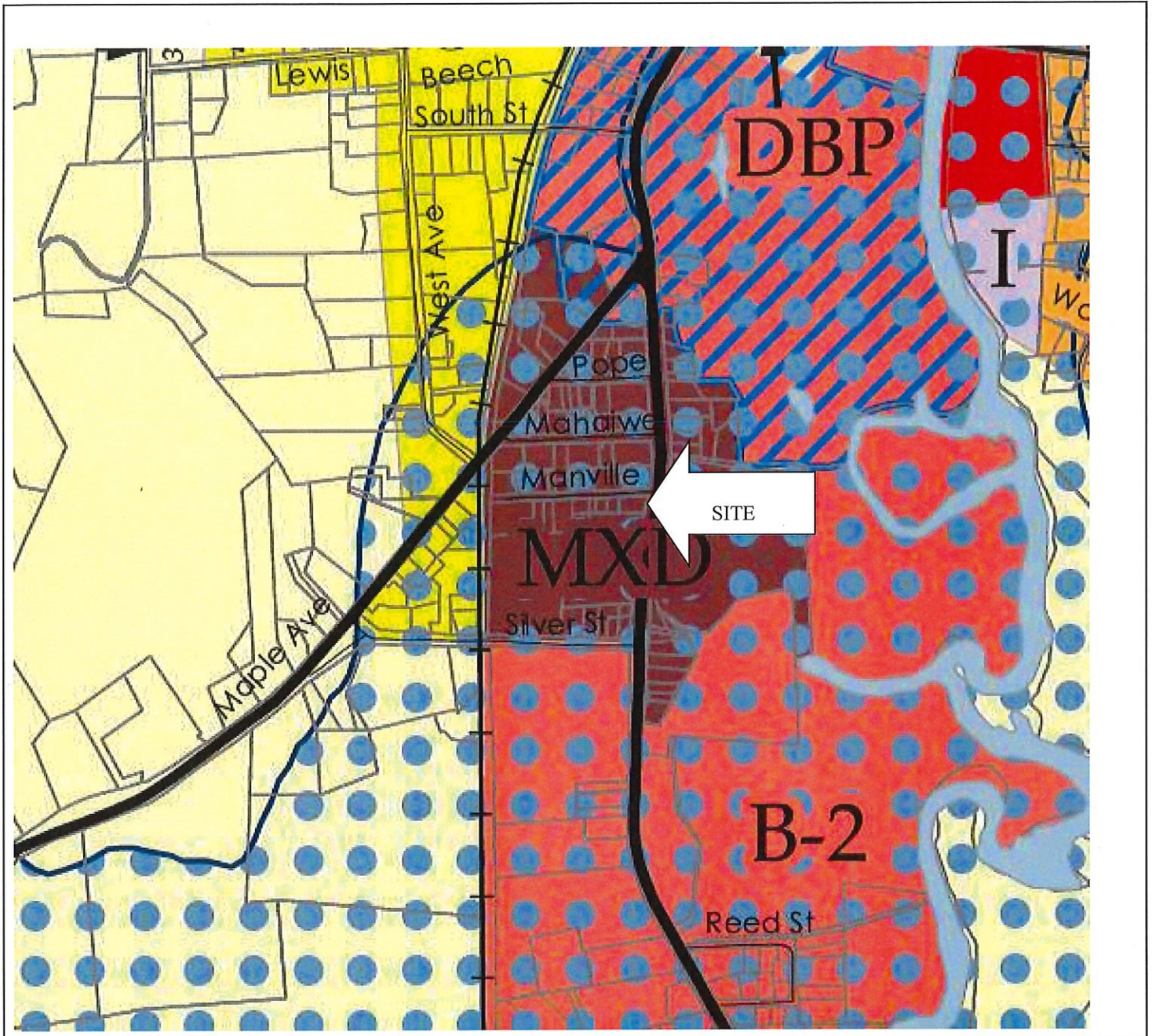


FIGURE #5

Great Barrington Zoning Map
Mahaiwe Street
Great Barrington, MA



DESIGN GROUP, INC.

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(413) 443-3537

DRAFT FINDINGS AND DECISION

DRAFTED BY STAFF FOR THE BOARD'S CONSIDERATION

EXHIBIT A

DRAFT

FINDINGS OF FACT AND BASIS FOR DECISION

**Re: Special Permits #945-25
AM MGMT 2 LLC**

A. Introduction

Owner / Applicant AM MGMT 2, LLC submitted a Special Permit application on January 22, 2025 as part of their proposal to construct a new mixed-use building at 546 Main Street. As described in this submittal, the building was proposed to include a total of 20 residential apartments on two floors and one office space on the ground floor, in a linear configuration facing Mahaiwe Street. The original application includes a set of plans, project narrative and municipal impact statement, and a stormwater report prepared by SK Design Group Inc, as well as a set of architectural plans prepared by DC Engineering.

On May 30, 2025, the Applicant submitted a revised proposal to replace the original set of site plans and architectural plans. The cover letter describes the revisions included in the new plans. The new site plans are prepared by SK Design Group Inc. and dated May 30, 2025, and the new architectural plans are prepared by Bradley Architects and dated May 13, 2025. The proposal is now for a 21 residential units and one office space in a building that is L-shaped.

The project requires, and the Applicant seeks from the Selectboard, special permits to reduce the amount of required street-level nonresidential space in a mixed-use building per Zoning Bylaw section 8.4.2, and for an increase in impervious surface in a Zone II of the Water Quality Protection Overlay District (WQPOD) per Zoning Bylaw section 9.2.12.

B. General Findings

The site is located on the southwest corner of Main Street and Mahaiwe Street, designated as 546 Main Street and identified on the Assessors' Maps as Map 22, Lot 56. The site is within walking distance to downtown, shopping, and recreation areas. It is currently a vacant site, the previous residents and garage having been demolished approximately 15 years ago. The site is in a Zone II area overlay of the WQPOD and in the Mixed Use Transitional Zone (MXD) district. In the MXD zone surrounding the subject site, there are, on Mahaiwe Street: a mix of single and multi-family residential uses, commercial uses, and a mixed-use single family home with contractor's yard; and on Main Street: a mix of multi-unit residential structures, single and two-unit residential uses, and commercial uses including professional offices.

Mahaiwe Street connects Main Street (Route 7) and Maple Avenue (Routes 23 and 41), and in addition to being a mixed-use street it is a convenient cut-through for drivers wishing to avoid the Route 7/23/41 intersection. It has a paved but deteriorating travelled way, approximately 22 feet wide. Main Street is a wide Town-owned arterial road. There are deteriorating sidewalks as well as mature shade trees on both streets, including a very large sugar maple on the Mahaiwe Street property line of this site. Municipal water and sewer utilities run under both Mahaiwe Street and Main Street and serve the subject site; electrical and communications utilities are on overhead wires.

The proposed development includes the construction of one building with a footprint of approximately 7,800 square feet, and two floors containing a total of 21 residential apartments and one ground floor office space. The building is L-shaped and faces Mahaiwe Street and Main Street. A parking lot is proposed behind the building, interior to the lot. The largest existing street trees will remain and be protected during construction, and several additional trees are proposed to be planted along both streets.

The off-street parking area provides for 22 parking spaces and a dumpster area, and will be accessed from a driveway off of Mahaiwe Street, located approximately 190 feet westerly of the intersection with Main Street. The only vehicle access is from Mahaiwe Street; there is no curb cut from Main Street proposed. The parking provided is in compliance with the requirements of the MXD zone.

The project Engineer, SK Design Group Inc., using Institute of Traffic Engineers (ITE) Trip Generation Manual 10th Edition data, estimates that a 20-unit apartment building will generate 13 trips during the AM peak hour, 27 trips during the PM peak, and on average 133 trips per weekday.

Landscaping is provided with a combination of new native/non-invasive shrubs and trees, and by retaining three large existing trees, one of which is significant to the Mahaiwe Street neighborhood. The original application did not have enough trees along Main Street to meet the Route 7 landscaping provision of the bylaw. The revised plans now meeting the requirement for a total of five trees: there is one existing tree and four new trees are proposed along the Main Street frontage.

Stormwater from the roof and from the parking lot will be managed on-site in a groundwater infiltration system to be installed under the proposed parking lot. This infrastructure is designed to meet the requirements of aquifer recharge in the WQPOD and the Stormwater Management Standards.

Reviews of other Boards:

The Design Advisory Committee (DAC) reviewed the original project and made recommendations regarding the building design, which at that time was a single building mass, facing Mahaiwe Street and the gable end on Main Street. The application states that some recommendations of the DAC were incorporated.

The Conservation Commission has indicated they have no jurisdiction at this site.

The Board of Health reviewed the project and asked about handicapped accessibility of the units. The Board had no other concerns and passed the application on to the Selectboard without comment.

The Planning Board reviewed the original application and made a positive recommendation relative to the WQPOD special permit. The Board discussed whether or not the street level nonresidential space requirement applied to the site, and ultimately made a negative recommendation on the request to reduce the requirement for nonresidential street-level space (see also discussion in C. below). The Planning Board also commented that additional trees may be required on Main Street to meet the Route 7 landscaping requirements of the bylaw; the updated plans now show that the bylaw requirement will be met. The Planning Board will continue its review of the site plan on June 12 after the Selectboard has completed the Special Permit process.

C. Mixed Use

Mixed-use is allowed by right in the MXD zone (see Section 3.1.4 A(7)).

Also, Section 8.4 of the Zoning Bylaw sets forth special requirements or standards for mixed-use in certain zoning districts. Specifically, Section 8.4.2, item 2, requires that “outside the Village Center Overlay District, at least 25% of street-level floor space shall be reserved for nonresidential use.”

The Planning Board discussed this issue and thought this language could be read to apply to projects in the MXD. However, Section 8.4.1 lists four zones where it applies: the B, B2, I and I2 zones.

If the requirement applied to this project, it would require 1,750 square feet of nonresidential street level floor space. The applicant is proposing 480 square feet.

The applicant did apply for a special permit for permission to provide less than the required amount of nonresidential street level floor space, in the event it is determined that the requirements of Section 8.4 are applicable to this proposal. The bylaw provides that the Selectboard may reduce the requirement through a special permit. The bylaw does not indicate any particular findings must be made to grant that reduction.

The applicant's Attorney has submitted a letter, dated March 6, stating their opinion that the requirements of 8.4 do not apply to this zone (and therefore that a special permit under that section is not required).

D. Water Quality Protection District

Per Section 9.2.12 of the WQPOD, the proposal requires a special permit because it increases the impervious area of a lot by more than 15% or 2,500 square feet. The special permit requirements of the WQPOD ensure that a project provides a method(s) to capture, treat, and infiltrate stormwater into the underlying aquifer, so that the development of impervious surface does not degrade the quality or quantity of water entering into and recharging the groundwater aquifer.

The project narrative and the stormwater management report prepared by the Engineer discuss how this project will comply with the Town's water quality and aquifer recharge requirements by direction runoff into an underground infiltration chamber that is over 2,000 cubic feet, more than double the minimum 915 cubic feet that would be required for this development, based the amount of new impervious surface, the underlying soil types, and unique characteristics of the site.

Section 9.2.13 item 3 states that the Selectboard may grant the special permit if it finds the standards of 9.2.8 (Prohibited Uses), 9.2.9 (Prohibited Uses, Inner Zone), and the following two standards, are met: (a.) [the project will] in no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the WQPOD; and (b.) [the project] be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

The Selectboard hereby finds:

1. The proposal complies with Sections 9.2.8 and 9.2.9. There are no prohibited uses and it is not in an Inner Zone (a/k/a Zone A).
2. More than the required amount of recharge volume is provided and the proposed stormwater management and groundwater infiltration measures comply with the standards of this section.
3. The project will not diminish the quantity or quality of water available in the WQPOD.
4. The project is designed to avoid substantial disturbance of the soils, topography, drainage, and other water-related natural characteristics of the site.

E. General Special Permit Criteria and Findings

Section 10.4.2 of the Zoning Bylaw, granting of a special permit requires a written determination by the Special Permit Granting Authority "that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site." This determination shall include consideration of the following criteria:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;

5. Impacts on the natural environment; and,
6. Potential fiscal impact, including impact on town services, tax base, and employment.

The Board's considerations in relation to each of the six special permit criteria are set forth below.

Criterion 1. *Social, economic, or community needs which are served by the proposal.*

The creation of additional housing opportunities has been identified by the Town as a need. The Board is aware that the area's economy is hampered by a lack of housing opportunities for employees, particularly a lack of housing in locations that are within easy walking or driving distance to downtown and employment opportunities. The Board finds that this proposal will help to meet this pressing community need for additional housing.

Criterion 2. *Traffic flow and safety, including parking and loading.*

The Board finds that the volume of traffic coming and going from site will not adversely impact the area. Traffic generation will be relatively low. This site will generate as little as 6.3 trips per day per apartment, significantly less than a comparable number of single-unit residences would generate. The adjacent streets have the capacity and sight distance to safely accommodate the additional traffic from both the residences and the office. There will be no traffic flow, safety, parking, or loading concerns.

Criterion 3. *Adequacy of utilities and other public services.*

The Board finds that the site is served by adequate drinking water and sewer systems.

Criterion 4. *Neighborhood character and social structures.*

The Board finds that a multi-unit residential and mixed-use development at this site is in keeping with the zoning of the area and the surrounding land uses.

Criterion 5. *Impacts on the natural environment.*

The parking area includes some permeable area for additional groundwater recharge and a reduction in the total amount of asphalt needed. The Board notes that the increase in impervious area will be offset by more than adequate stormwater management features, and that several mature trees will be retained and protected during construction. Trees and shrubs that are proposed are native or non-invasive plants preferred by the Town.

Criterion 6. *Potential fiscal impact, including impacts on town services, tax base, and employment.*

The Board finds that a new development on a vacant lot will have a positive impact on the tax base and will provide housing that is important for local services and employment.

Finding and Proposed Conditions:

After consideration of the above, the Board finds that possible benefits of the proposal outweigh possible detrimental impacts of the proposal if certain conditions are imposed to secure the benefits and mitigate potential negative impacts.

Proposed conditions:

1. none

SP # 945-25

Special Permit application from AM MGMT 2, LLC in relation to a proposed 21-unit residential mixed-use project at 546 Main Street.

DRAFT MOTIONS

1. VOTE ON FINDINGS

(If the Board has amended the Findings based on the Public Hearing and its discussion, be sure to specify those changes and approve the findings "as amended.")

Move to approve the Findings of Fact for Special Permit #945-25 [as written, or, as amended] and referenced as Exhibit A.

Second: _____

Roll call vote: Elliott _____ Gabriel _____ Orenstein _____
Reed _____ Bannon _____

2. VOTE ON SPECIAL PERMIT # 945-25

(add conditions at the end of this motion if there are conditions on the permit)

I move, in view of the approved Findings of Fact, to approve Special Permit #945-25 with the following conditions:

No conditions

Second: _____

Roll call vote: Elliott _____ Gabriel _____ Orenstein _____
Reed _____ Bannon _____